

UNIFORM PHYSICAL CONDITION STANDARDS (UPCS)												
DWELLING UNIT INSPECTION REPORT - ANNUAL												
DATE OF INSPECTION:												
APARTMENT# / BLDG:					TENANT NAME:							
INSPECTED BY:												
UNIT INSPECTABLE ITEMS		Level			UNIT INSPECTABLE ITEMS					Level		
		1	2	3						1	2	3
Bathroom					Bedroom - Ceiling							
Bathroom Cabinets-Damage/Missing					Bulging/Buckling							
Lavatory Sink- Damage/missing					Holes/Missing Tile/Panels/Cracks							
Plumbing- Clogged Drains/missing stopper					Peeling/Needs paint							
Plumbing- Leaking Faucet/Pipes					Water stains/water damaged/mold/mildew							
Shower/ Tub- Damaged/missing stopper												
Ventilation/Exhaust System- Inoperable					Bedroom - Door							
Water Closet/Toilet- Damaged/clogged/missing					Damage surface- Holes/paint/rusting/glass							
					Damaged Frames/threshold/trim							
Bathroom - Ceiling					Damaged hardware/locks							
Bulging/Buckling					Damaged/ Missing screens/storm/security door							
Holes/Missing Tile/Panels/Cracks					Deteriorated/ missing seals (entry only)							
Peeling/Needs paint					Missing door							
Water stains/water damaged/mold/mildew												
					Bedroom - Floors							
Bathroom - Door					Bulging/ Bucking							
Damage surface- Holes/paint/rusting/glass					Floor covering damaged							
Damaged Frames/threshold/trim					Missing tiles							
Damaged hardware/locks					Water stains / water damage / mold / mildew							
Damaged/ Missing screens/storm/security door												
Deteriorated/ missing seals (entry only)					Bedroom - Walls							
Missing door					Bulging / buckling							
					Damaged							
Bathroom - Floors					Damaged / deteriorated trim							
Bulging/ Bucking					Peeling / needs paint							
Floor covering damaged					Water stains/ water damage / mold / mildew							
Missing tiles												
Water stains / water damage / mold / mildew					Bedroom - Lighting							
					Missing / inoperable (excluding light bulbs)							
Bathroom - Walls					Bedroom - Outlets / Switches							
Bulging / buckling					Missing / Broken cover plates							
Damaged												
Damaged / deteriorated trim												
Peeling / needs paint					COMMENTS: <input checked="" type="checkbox"/> = Finding <input type="checkbox"/> = N/A							
Water stains/ water damage / mold / mildew												
Bathroom - Lighting												
Missing / inoperable (excluding light bulbs)												
Bathroom - Outlets / Switches												
Missing / Broken cover plates												

COMMENTS: ☒ = Finding ☐ = N/A

UNIT INSPECTABLE ITEMS	Level			UNIT INSPECTABLE ITEMS	Level		
	1	2	3		1	2	3
Living room - Ceiling				Kitchen - Floors			
Bulging/Buckling				Bulging/ Buckling			
Holes/Missing Tile/Panels/Cracks/				Floor covering damaged			
Peeling/Needs paint				Missing tiles			
Water stains/water damaged/mold/mildew				Water stains / water damage / mold / mildew			
Living room - Door				Kitchen - Walls			
Damage surface- Holes/paint/rusting/glass				Bulging / buckling			
Damaged Frames/threshold/trim				Damaged			
Damaged hardware/locks				Damaged / deteriorated trim			
Damaged/ Missing screens/storm/security door				Peeling / needs paint			
Deteriorated/ missing seals (entry only)				Water stains/ water damage / mold / mildew			
Missing door							
				Kitchens - Lighting			
Living room - Floors				Missing / inoperable (excluding light bulbs)			
Bulging/ Buckling							
Floor covering damaged				Kitchens - Outlets / Switches			
Missing tiles				Missing / Broken cover plates			
Water stains / water damage / mold / mildew							
Living room - Walls				Windows			
Bulging / buckling				Cracked / broken / missing panes			
Damaged				Damage sills			
Damaged / deteriorated trim				Inoperable / not lockable			
Peeling / needs paint				Missing / deteriorated caulking / seals			
Water stains/ water damage / mold / mildew							
				Electrical System			
Living room - Lighting				Blocked access to panel			
Missing / inoperable (excluding light bulbs)				Burnt breakers			
				Evidence of leak / corrosion			
Living room-Outlets/Switches				Frayed wiring			
Missing / Broken cover plates				GFI - inoperable			
				Missing breakers			
Kitchen				Missing covers			
Cabinets- missing / damaged							
Countertops - Missing / damaged							
Plumbing - Clogged drain				HVAC system			
Plumbing - leaking faucets / pipes				Convection / radiant heat system covers			
Exhaust fans - Excessive grease / inoperable				missing/damaged			
Stove - Missing / damaged / inoperable				General rust / corrosion			
Refrigerator - Missing / damaged / inoperable				Inoperable			
Sink - Missing / damaged				Noisy / vibrating / leaking			
Kitchen - Ceiling				Smoke detector			
Bulging/Buckling				Missing / inoperable			
Holes/Missing Tile/Panels/Cracks							
Peeling/Needs paint				Call- for -aid			
Water stains/water damaged/mold/mildew				Inoperable			

[illegible]